



Premier Downtown Office Tower

For more information, contact:

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Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
Roanoke, VA 24011
www.thalhimer.com



Specifications

Total Size	203,632 GSF 11 Floors
Available SF	97,560 SF
Building Features	<ul style="list-style-type: none"> • Generator for full building operation • Fiber redundancy • ADA compliant • Fitness Center, Locker Rooms • Onsite, unreserved visitor parking
Elevators	Five passenger and one service elevator

Availability

1 st Floor	2,287 RSF
4 th Floor	Up to 9,082 RSF
5 th – 6 th and 8 th Floors	Up to 19,072 RSF per floor
10 th Floor	18,187 RSF
11 th Floor	10,788 RSF

Property Features

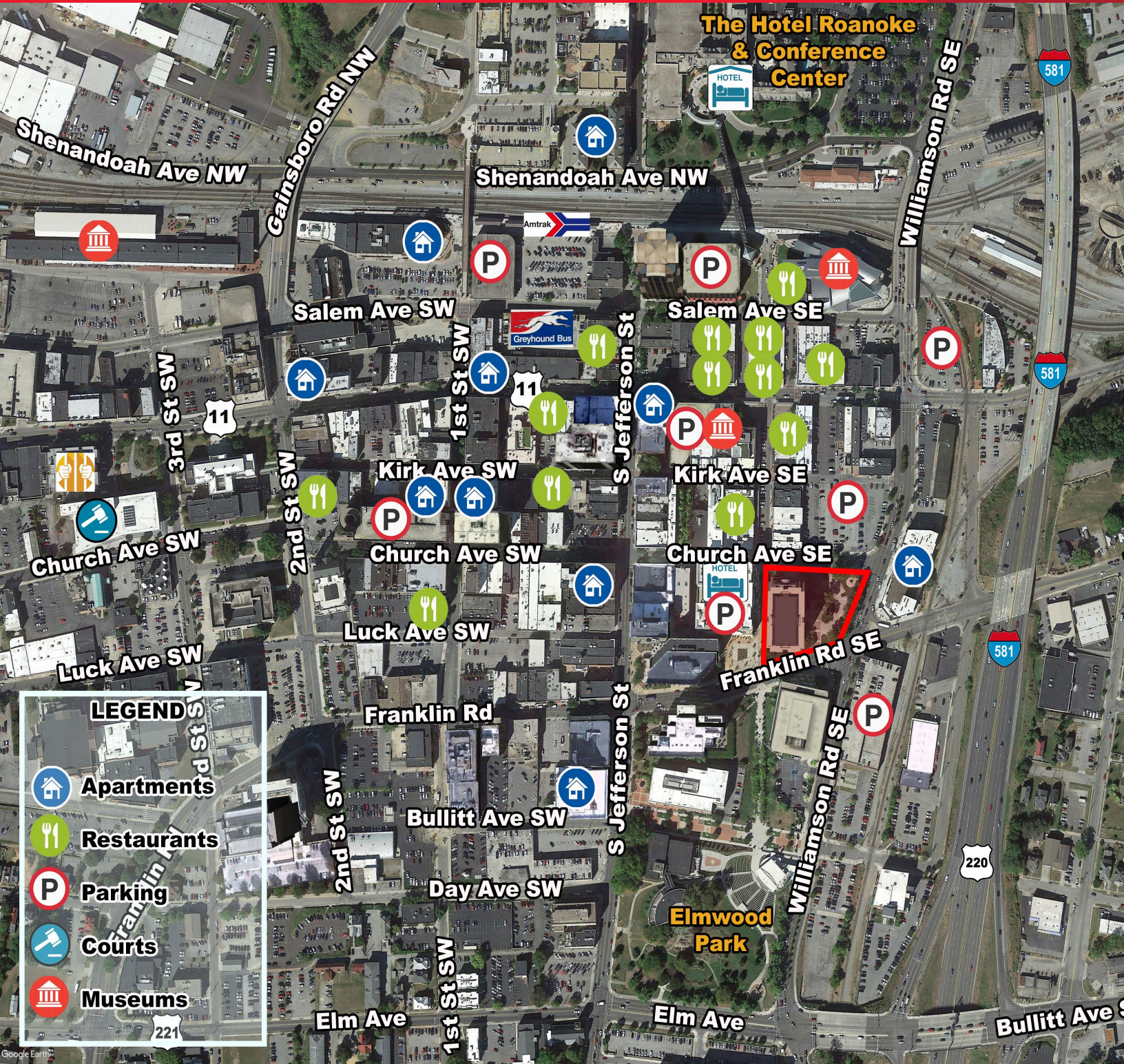
- A landmark, postmodernist 11-story Class A office tower designed by Smallwood Reynolds Stewart Stewart and built in 1992 – 193,043 RSF in the heart of Downtown Roanoke
- Large floor plates with central core for customized and efficient office build outs
- Building upgrades including entrances, main lobby & elevators (full modernization and cab improvements), all mechanical systems and common areas
- Building amenities include staffed security and state-of-the-art security access controls and dedicated visitor parking
- Only office building downtown with Fitness Center and Locker Rooms
- Adjacent to the new Hampton Inn & Suites and within walking distance to more than 60 restaurants and retail stores, museums, Elmwood Park, and many other attractions/amenities
- Easy access to I-581, the airport, the new Amtrak passenger station, and municipal, state, and federal offices and courts
- Tenants include: PowerSchool, Associated Asphalt, Burns & McDonnell, Merrill Lynch, and Bank of America

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LEGEND

- Apartments
- Restaurants
- Parking
- Courts
- Museums

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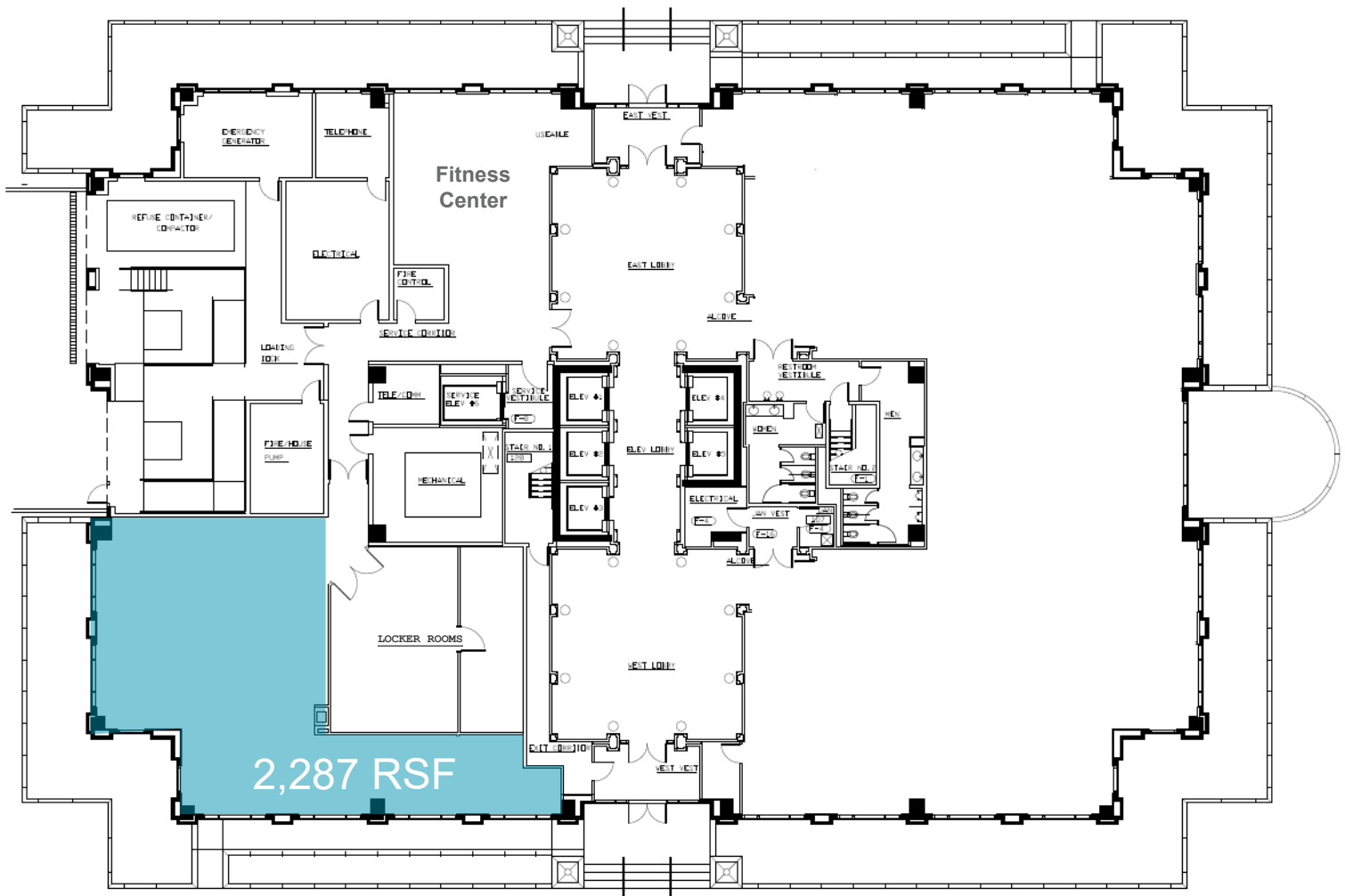
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1st FLOOR

First Floor	
Available Rentable SF	2,287
Minimum SF	2,287
Maximum Cont. SF	2,287
Lease Type	Full Service Gross

Features

- Premier 1st floor space available
- Tall ceilings with floor-to-ceiling windows
- Enter off the building's main lobby
- Also on floor is staffed security, fitness center and locker rooms
- Can be built to tenant's specifications



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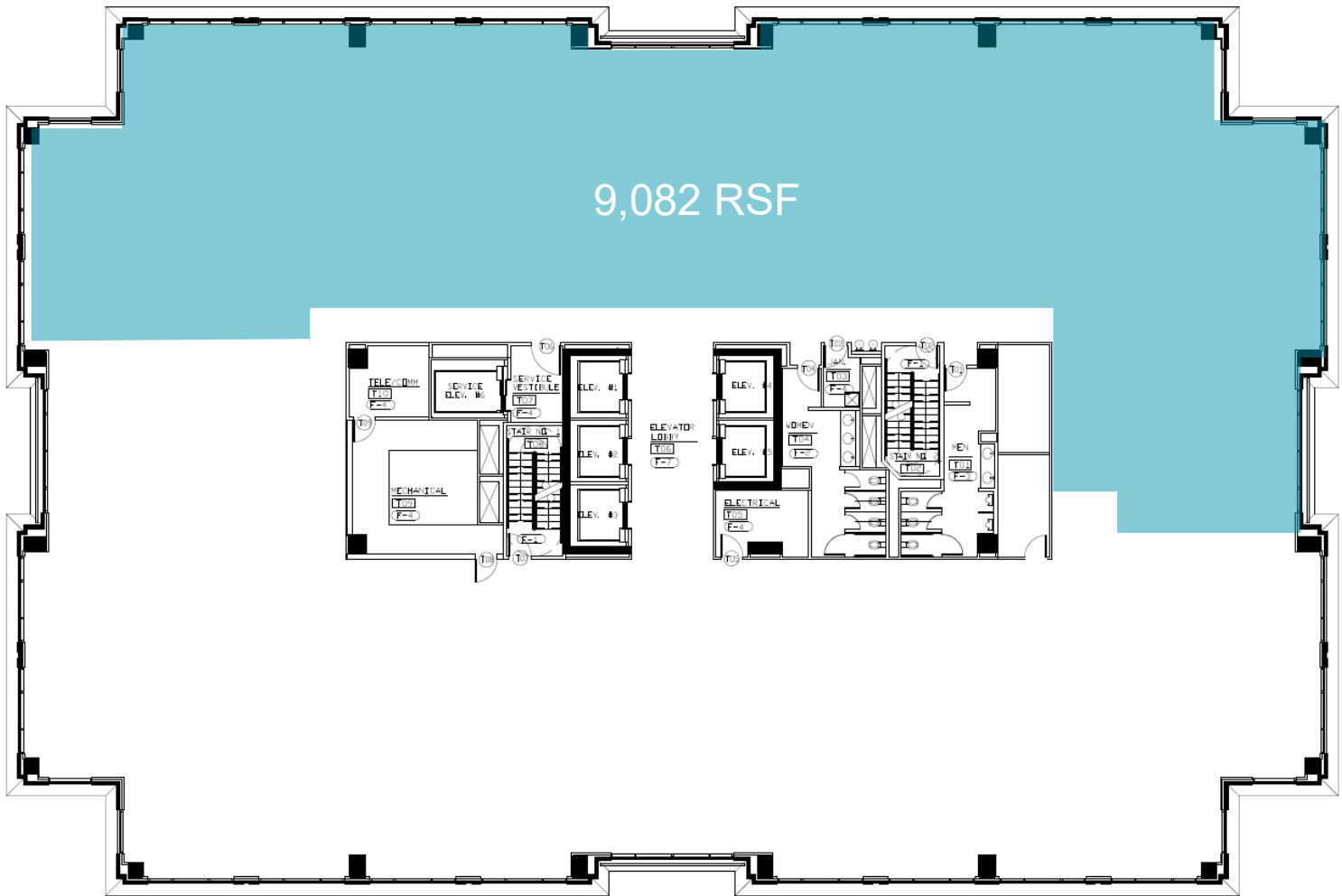
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4th FLOOR

Typical Floor	
Available Rentable SF	9,082 RSF
Minimum SF	Flexible
Maximum Cont. SF	9,082 RSF
Lease Type	Full Service Gross

Features

- Premier Class 'A' office space
- Tall ceilings with large windows for natural light
- Large customizable floor plates for efficient and dynamic office build out
- Views of the Roanoke Valley, Mill Mountain, and Downtown
- Modern Design Features



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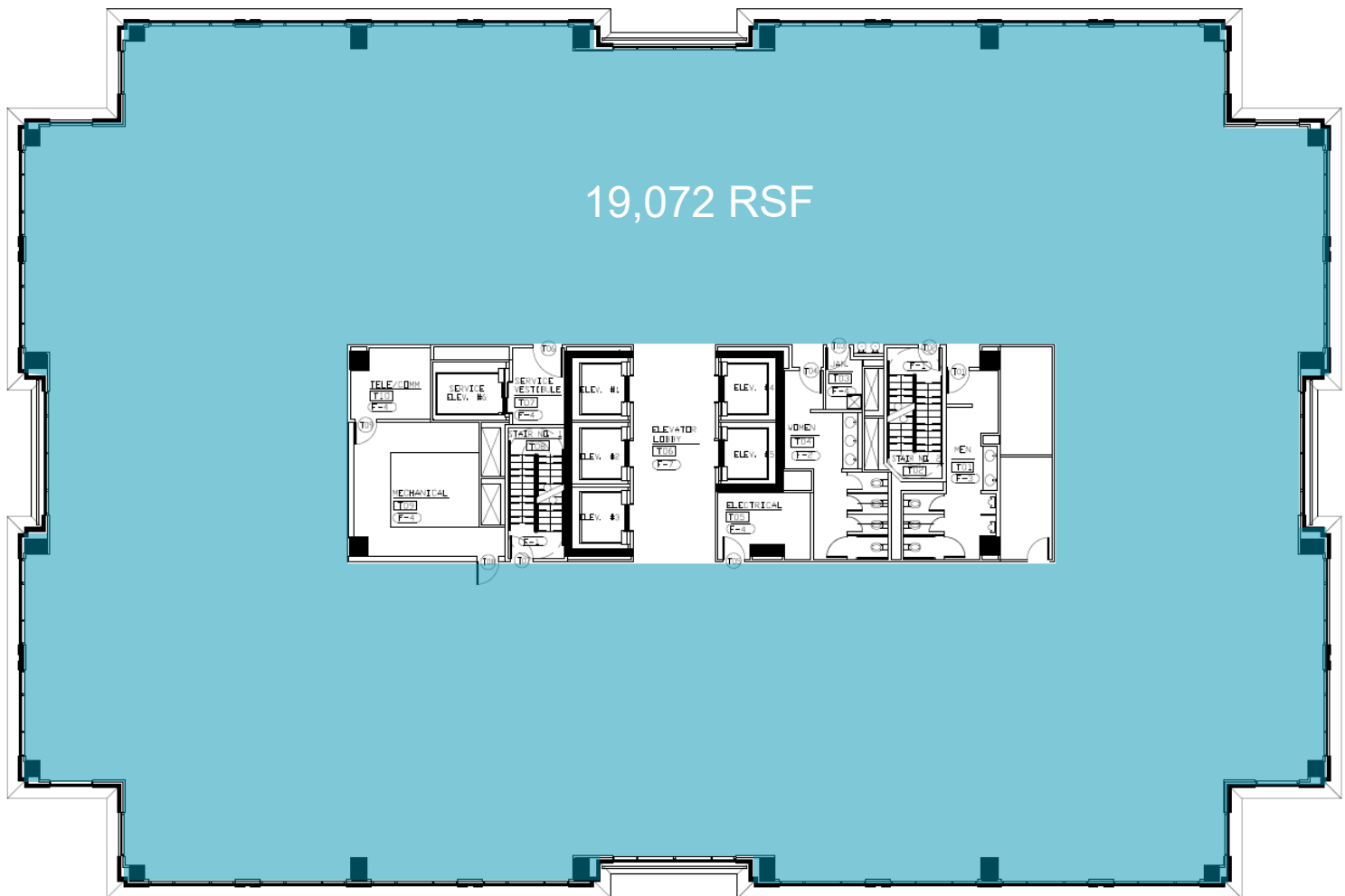
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5th – 6th and 8th FLOORS

Typical Floor	
Available Rentable SF	19,072 per floor
Minimum SF	Flexible
Maximum Cont. SF	19,072 per floor
Lease Type	Full Service Gross

Features

- Premier Class 'A' office space
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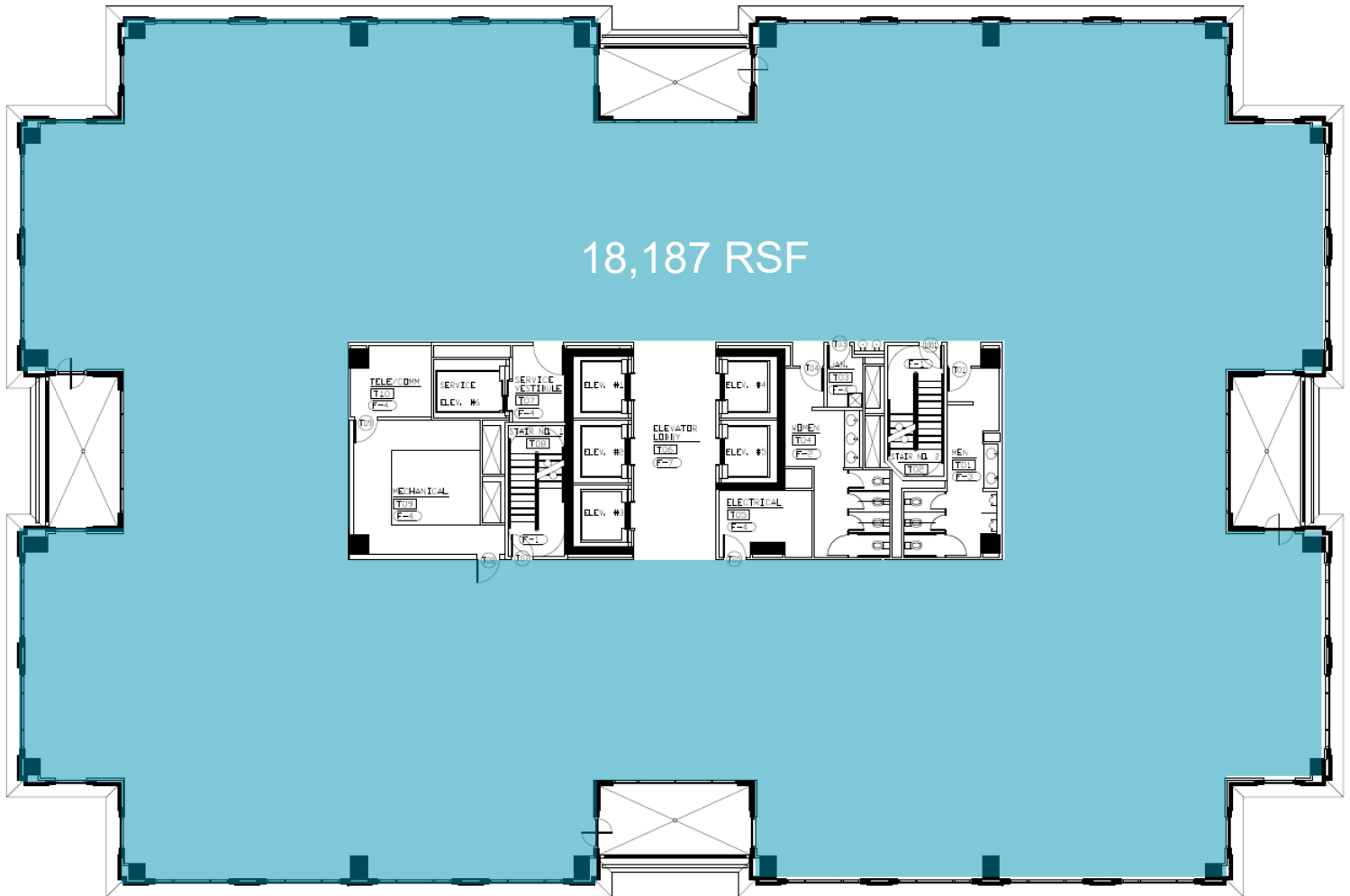
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10th FLOOR

Tenth Floor	
Available Rentable SF	18,187
Minimum SF	Flexible
Maximum Cont. SF	18,187
Lease Type	Full Service Gross

Features

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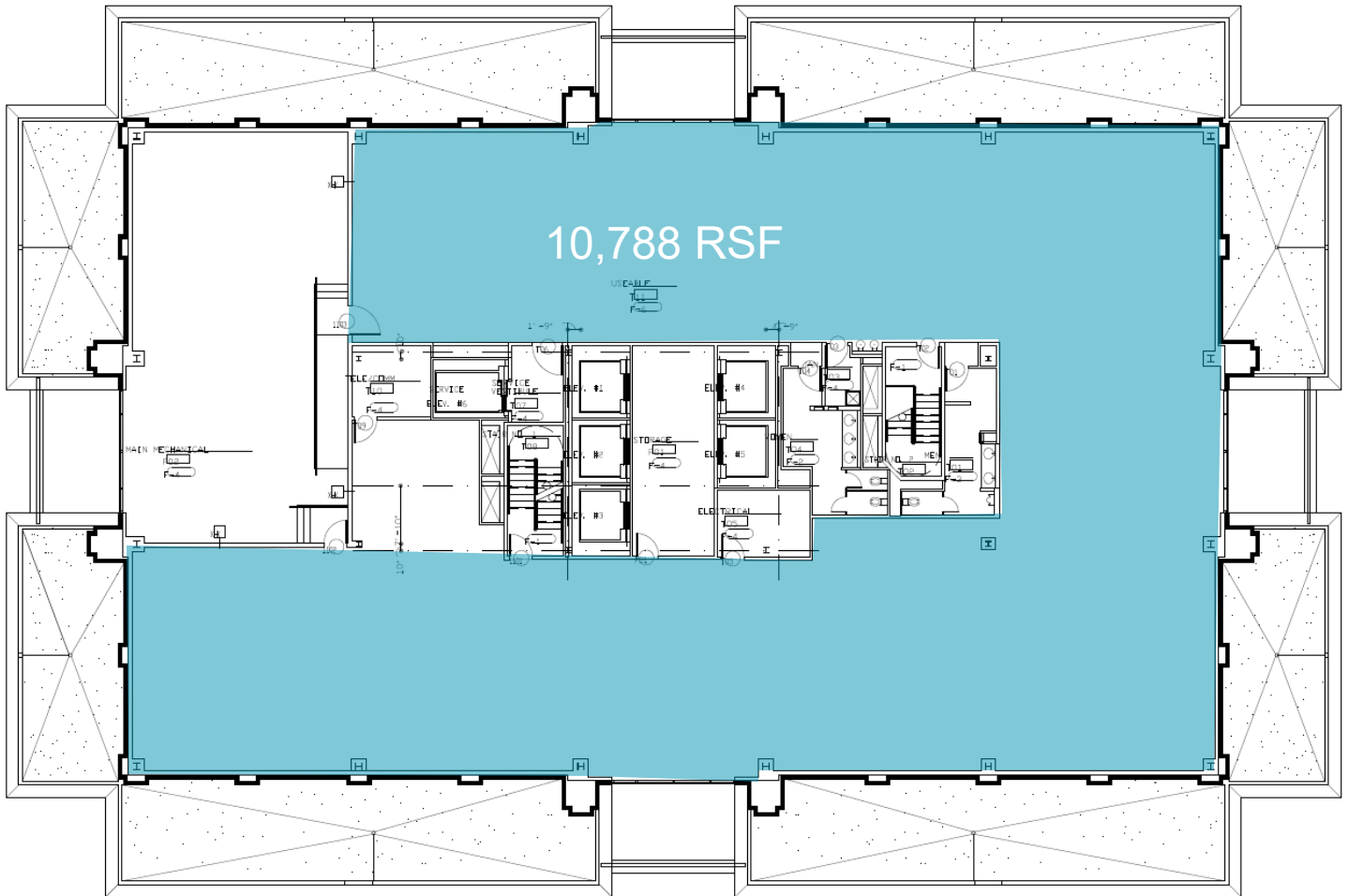
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11th FLOOR

Eleventh Floor	
Available Rentable SF	10,788
Minimum SF	Flexible
Maximum Cont. SF	10,788
Lease Type	Full Service Gross

Features

- Premier, top floor Class 'A' office space
- Tall ceilings with large windows for natural light
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